



MEETING MINUTES

Housing Authority of Mono County

Board of Supervisors Chambers

REGULAR MEETING

County Courthouse
Bridgeport, California 93517

July 14, 2009

2:04 p.m. **Meeting Called to Order by Chairman Hunt**

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE HOUSING AUTHORITY

No one spoke.

1) **Approval of Minutes**
M09-06 Regular Meeting of May 12, 2009.
 Farnetti/Reid, 5-0

2) **Commission Member Reports**
 No reports.

3) **Department Reports/Emerging Issues**
Lynda Roberts: Reported on using the Novus agenda software for the Housing Authority. It will cost about \$1,000 to have a template created. The Commissioners decided not to pursue this option.

Mary Booher: 1) Mammoth Lakes Housing is asking for a retainer for their services; this will help with their cash flow. The annual contract is for \$25,000, so the retainer would not be too large. The County currently pays MLH after services as provided, and MLH is paid within 2-3 weeks after the County receives a bill. The Commissioners agreed to keep paying MLH for services rendered, and asked that payment continue to be made in a timely way. 2) Booher was contacted by Mammoth Realty Group about a listing. The agent thought the Housing Authority may be interested in purchasing this duplex. The Commissioners decided to discuss this under agenda item #4. 3) Work is being done pertaining to housing in Camp Antelope, which is owned by the Tribe. A problem with uranium in the water has to be solved before they can proceed with upgrades. Booher recommended inviting this group to the special evening meeting in Walker to discuss the issues.

4) **Housing Authority Budget Workshop (Mary Booher)**
Receive report on Fiscal Year 2009-10 Housing Authority Budget request; provide any desired direction to staff. Final approval will be part of the Fiscal Year 2009-10 budget process.

ACTION: None.

Mary Booher: The purpose of this item is to present concepts in preparation for the upcoming Board of Supervisors budget hearings. Booher outlined five policy items addressed in the staff report.

- Establishing a Homebuyer Assistance Program for households with incomes great than 120% AMI; this could be used to help Mono County employees who are considered first responders. Booher distributed a copy of the Town's policy. Staff recommends an allocation of \$200,000. Commissioner Hazard asked about rental assistance. Booher said she will gather more information about this type of program and bring it back to the Housing Authority on September 8th.
- Installation of separate electrical meter for well in Benton. Currently the Benton houses share a meter; the situation needs to be fixed so it is more equitable. The cost would be about \$5,000.
- Contract to locate a septic tank in Benton, approximately \$20,000. Staff has been unable to locate the septic tank that serves the Benton houses, so recommends paying a professional to find the tank. Commissioner Reid suggested it may be more economical to install a new tank rather than pay to find the current tank.
- Xeriscape project at Benton houses. It is not realistic to have tenants maintain landscaping, so staff has approached the school about doing a xeriscaping project; they are interested. The suggested budget is \$25,000. Commissioner Hazard suggested making the yards smaller and creating a public corner as an anchor point for the community (for example, installing an information kiosk and benches). Booher will get community recommendations. Chairman Hunt: It will be hard to budget until planning is finished.
- Construction of one workforce housing unit in Lee Vining. The Mono Basin RPAC may be able to pursue a housing project during the next year, but there are still issues with locating a site. The consent in Lee Vining is to pre-qualify buyers, build the unit, and then use funding from the sale to build another unit; this issue can wait for later in a year.
- As mentioned in Item #3 (2) above, the duplex for sale in Bridgeport is in the Evans Tract. From a policy standpoint, Booher could not recommend purchasing the rental unit from a private owner for the County to manage.

5)

Housing Mitigation Ordinance Review (Mary Booher)

Review Housing Mitigation Ordinance; provide any desired direction to staff.

ACTION: None.

Mary Booher: Outlined the following:

- Changes to the ordinance would need to go to the Board of Supervisors for approval.
- Options: Leave the ordinance as is, or revise it to allow the Board to review when fees are preferable to inclusionary requirements.
- Currently the single family residential calculation (SFR) does not apply to manufactured homes even when they are over 2,500 square feet. The rationale at the time for excluding manufactured homes was that very few were over 2,500 square feet and they were usually more affordable. That rationale may no longer apply as manufactured homes become bigger. Staff needs clarification about whether or not to exempt manufactured homes.

Scott Burns: The general plan sets the stage for inclusionary housing; these policies could be more flexible if the ordinance is revised. Also, they have been applying the principle of “fair share”—meaning the developer is required to do their fair share to mitigate the impact of their development. Burns asked the Commissioners if they want to continue to stand by the fair-share principle.

Commissioner Comments

- Hold a policy discussion about manufactured homes and the SFR.
- Maintain flexibility by allowing payment of fees rather than requiring a built unit.
- Maintain the “fair share” principle.

Booher will work on the general plan amendment and mitigation ordinance update, and bring them back to the Housing Authority.

ADJOURN: 2:50 p.m.

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